



## **Council Communication**

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** TOM CONDIT, P.E., DEVELOPMENT ENGINEER, 480-503-6815

**THROUGH:** MIKE GILLESPIE, P.E., TOWN ENGINEER  
KYLE MIERAS, DEVELOPMENT SERVICES DIRECTOR  
MARC SKOCYPEC, DEPUTY TOWN MANAGER

**MEETING DATE:** AUGUST 1, 2013

**SUBJECT:** APPROVAL OF NEW STREET LIGHT IMPROVEMENT DISTRICT NO. 13-11 FOR THE BRIDGES EAST, PARCEL 3-6.

**STRATEGIC INITIATIVE:** Community Livability

This project supports Gilbert's Community Livability Strategic Initiative as it enhances the safety and livability of the community by providing a mechanism to operate street lights within this subdivision.

**LEGAL REVIEW**

☒ Complete

☐ N/A

**FINANCIAL REVIEW**

☒ Complete

☐ N/A

### **RECOMMENDED MOTION**

**A MOTION TO ADOPT A RESOLUTION CREATING STREETLIGHT IMPROVEMENT DISTRICT NO. 13-11 FOR THE BRIDGES EAST, PARCEL 3-6 AND ORDERING THE IMPROVEMENTS.**

## **BACKGROUND/DISCUSSION**

On June 28, 2012, the Town Council approved the final plat for the Bridges East, Parcel 3-6 subdivision. As part of the final platting process and as required in the Land Development Code, Chapter III, Article 1.1, Section 1.107H., a petition was presented to the Town by the developer to form a Street Light Improvement District (SLID) for this subdivision.

A SLID is a special taxing district authorized by State statute to pay for the operation of street lights within residential subdivisions by means of a secondary tax on the properties located within the SLID boundaries. Construction costs associated with the street lights, including material and installation costs, are borne by the subdivision developer.

Town staff has reviewed the petition and has verified that it contains the signatures of all (100%) of the real property owners within the proposed SLID, exclusive of mortgages and other lien holders.

The Resolution was reviewed for form by Town Attorney Phyllis Smiley.

## **FINANCIAL IMPACT**

The improvement district will pay for the cost of purchasing energy for street lighting using funds raised by the levy and collection of ad valorem taxes on all real and personal property within the district. The Town will be responsible for the maintenance and repair of the street lights within this improvement district as part of the Public Works Street Lights Maintenance budget.

The financial impact was reviewed by Cris Parisot, in the Office of Management and Budget.

## **STAFF RECOMMENDATION**

Staff has reviewed the petition and supporting documents and recommends approval of Street Light Improvement District No. 13-11, The Bridges East, Parcel 3-6.

Respectfully submitted,



Tom Condit, P.E.  
Development Engineer  
[tom.condit@gilbertaz.gov](mailto:tom.condit@gilbertaz.gov)

Attachments and Enclosures:

Resolution including Exhibits A and B  
Copy of Final Plat

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH AN IMPROVEMENT DISTRICT TO PURCHASE ENERGY TO LIGHT THE PUBLIC STREETS AND PARKS IN THAT CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE TOWN OF GILBERT, ARIZONA, TO BE KNOWN AS **"TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-11, THE BRIDGES EAST, PARCEL 3-6"** AS DESCRIBED IN EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; PROVIDING THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN THE DISTRICT; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES, AS AMENDED; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, petitioned the Mayor and Council of the TOWN OF GILBERT, Arizona (hereinafter referred to as "Town") to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for lighting the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in **Exhibit A** (hereinafter referred to as "District") with such boundaries as shown in the map in **Exhibit B**, attached hereto; and

WHEREAS, the Town verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District; and

WHEREAS, the Common Council of the Town hereby find and determine that it has jurisdiction to adopt this Resolution to order the Improvements pursuant to Section 48-576, Arizona Revised Statutes, and, pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, it has immediate jurisdiction to adopt this Resolution ordering the Improvements without the necessity of publication and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, that:

Section 1. The Town, after verifying ownership of the real property included within the boundaries of the District, hereby finds that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-11, THE BRIDGES EAST, PARCEL 3-6."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Common Council of the Town to order the Improvement as described above.

Section 5. In the opinion of the Common Council of the Town, the Improvement is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of real property in the District.

Section 6. The Common Council of the Town hereby make and order the expense of the Improvement payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District. Said District, is legally described on **Exhibit A** attached hereto with the boundaries as shown in the map in **Exhibit B** attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 7. Pursuant to Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, the resolution ordering the improvement shall be adopted without the necessity of publication and posting of the resolution of intention provided for in Section 48-578.

Section 8. The Common Council of the Town shall make annual statements and estimates of the expenses of the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-17101 et seq., 42-17151, 42-17152, Arizona Revised Statutes. Said expenses shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the district. The Common Council of the Town shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by

ad valorem taxes upon all of the property of the district and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Common Council of the Town. All statutes providing for the levy and collection of State of Arizona and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 9. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per one hundred dollars of assessed valuation thereof in any year.

Section 10. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing energy for street and public park lighting.

Section 11. The formation of the District shall not prevent the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District.

Section 12. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the Town.

Section 13. The rate to be paid for purchasing energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by Salt River Project, Arizona Public Service Company, or other energy provider.

Section 14. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council, of  
the TOWN OF GILBERT, Arizona, this 1<sup>st</sup> day of August, 2013.

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John W. Lewis, Mayor  
TOWN OF GILBERT, Arizona

ATTEST:

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Catherine A. Templeton, CMC, Town Clerk  
TOWN OF GILBERT, Arizona

REVIEWED BY:

  
Mike Gillespie, Town Engineer      7-22-13  
TOWN OF GILBERT, Arizona

APPROVED AS TO FORM:

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Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.  
Town Attorney,  
TOWN OF GILBERT, Arizona

The following exhibits are attached hereto and incorporated herein:

- A. Legal description
- B. Map of the boundaries of the District

**EXHIBIT "A"**  
**THE BRIDGES EAST**  
**PARCEL 3-6 S.L.I.D. BOUNDARY**  
**LEGAL DESCRIPTION**

That portion of Section 14, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at a found 3-1/2 inch aluminum cap accepted as the southeast corner of said Section 14 from which a found 3 inch Town of Gilbert brass cap in hand hole accepted as the northeast corner thereof bears North 00 degrees 16 minutes 16 seconds East a distance of 5,339.06 feet;

Thence along the east line of the Southeast quarter of said Section 14, North 00 degrees 16 minutes 16 seconds East a distance of 1,704.19 feet;

Thence leaving said east line, North 89 degrees 43 minutes 44 seconds West a distance of 1,642.97 feet to the **POINT OF BEGINNING**;

Thence North 84 degrees 18 minutes 57 seconds West a distance of 96.72 feet;

Thence South 63 degrees 34 minutes 29 seconds West a distance of 110.23 feet;

Thence North 88 degrees 37 minutes 27 seconds West a distance of 62.14 feet;

Thence North 01 degrees 22 minutes 33 seconds East a distance of 5.00 feet;

Thence North 88 degrees 37 minutes 27 seconds West a distance of 120.00 feet;

Thence North 86 degrees 10 minutes 58 seconds West a distance of 40.59 feet;

Thence South 89 degrees 21 minutes 40 seconds West a distance of 60.64 feet;

Thence North 89 degrees 20 minutes 50 seconds West a distance of 533.41 feet to the north-south mid-section line of said Section 14;

Thence along said north-south mid-section line, North 00 degrees 39 minutes 10 seconds East a distance of 898.37 feet to a line that is parallel with and 117.00 feet south of the east-west mid-section line;

Thence leaving said north-south mid-section line and along said parallel line, North 89 degrees 13 minutes 15 seconds West a distance of 429.92 feet to the east line of Tract 1-G as recorded in the Master Plat of The Bridges at Gilbert, Phase 1 as recorded in Book 865, Page 44, Records of Maricopa County, Arizona;

Thence along said east line, North 01 degrees 00 minutes 19 seconds East a distance of 392.01 feet the southerly line of the Final Plat of The Bridges at Gilbert, Phase 1 Parcel 4 as recorded in Book 867, Page 12, Records of Maricopa County, Arizona;

Thence along said southerly line, South 89 degrees 13 minutes 40 seconds East a distance of 358.11 feet;

Thence continuing along said southerly line, North 87 degrees 35 minutes 52 seconds East a distance of 27.19 feet;

Thence continuing along said southerly line, North 77 degrees 09 minutes 52 seconds East a distance of 62.04 feet;

Thence leaving said southerly line, South 57 degrees 35 minutes 02 seconds East a distance of 83.67 feet;

Thence South 59 degrees 58 minutes 08 seconds East a distance of 133.25 feet;

Thence South 65 degrees 28 minutes 16 seconds East a distance of 50.00 feet;

Thence North 66 degrees 09 minutes 13 seconds East a distance of 15.21 feet;

Thence South 52 degrees 02 minutes 24 seconds East a distance of 70.58 feet;

Thence South 39 degrees 47 minutes 38 seconds East a distance of 305.00 feet;

Thence South 58 degrees 13 minutes 43 seconds East a distance of 15.81 feet;

Thence North 50 degrees 12 minutes 22 seconds East a distance of 131.22 feet to the beginning of a non-tangent curve concave northerly having a radius of 64.00 feet the center of which bears North 24 degrees 43 minutes 54 seconds East;

Thence easterly along said curve through a central angle of 64 degrees 31 minutes 32 seconds an arc length of 72.08 feet;

Thence North 50 degrees 12 minutes 22 seconds East a distance of 9.47 feet;

Thence South 39 degrees 47 minutes 38 seconds East a distance of 125.00 feet;

Thence North 68 degrees 38 minutes 28 seconds East a distance of 15.81 feet;

Thence North 50 degrees 12 minutes 22 seconds East a distance of 65.00 feet;

Thence North 53 degrees 27 minutes 04 seconds East a distance of 64.62 feet;

Thence South 52 degrees 50 minutes 06 seconds East a distance of 170.85 feet;



Thence South 37 degrees 09 minutes 54 seconds West a distance of 9.14 feet;

Thence South 52 degrees 50 minutes 06 seconds East a distance of 27.24 feet;

Thence South 67 degrees 10 minutes 06 seconds East a distance of 85.00 feet;

Thence South 60 degrees 07 minutes 57 seconds East a distance of 165.42 feet;

Thence South 51 degrees 51 minutes 33 seconds East a distance of 30.00 feet;

Thence South 38 degrees 08 minutes 27 seconds West a distance of 65.77 feet to the beginning of a tangent curve concave southeasterly having a radius of 1,250.00 feet

Thence southwesterly along said curve through a central angle of 32 degrees 27 minutes 24 seconds an arc length of 708.10 feet to the **POINT OF BEGINNING**.

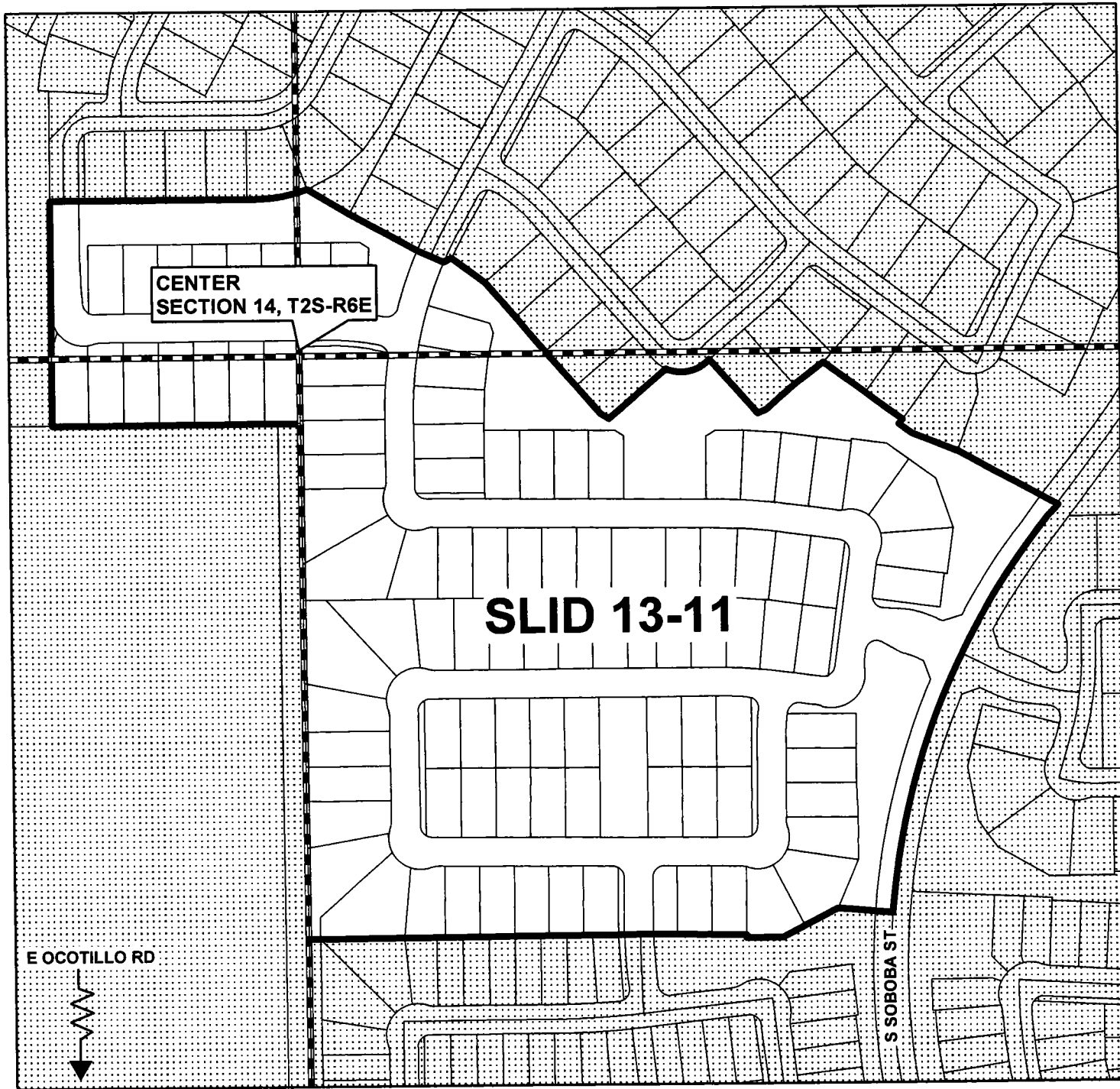
This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

The above described parcel contains 1,327,608 Square Feet (30.4777 acres) more or less.

Prepared by: HilgartWilson  
1661 East Camelback Road  
Suite 275  
Phoenix, AZ  
Job No. 1127  
March 27, 2013



**STREET LIGHT IMPROVEMENT DISTRICT 13-11:  
NORTH OF OCOTILLO AND WEST OF SOBOBA**



A portion of the NE, NW, SE and SW quarters of Section 14, T2S, R6E of the Gila and Salt River Base and Meridian Maricopa County, Arizona.

A Map showing the individual Assessment numbers and parcels cannot be produced which fits the size and margin requirements for recording with the Maricopa County Recorder's Office. Thus, a copy of said map is on file with the Town of Gilbert, 90 E. Civic Center Drive, Gilbert, Arizona, Engineering Department. File #1-963 and Maricopa County Recorder at Book 1123, Page 01, Maricopa County Recording Number 1123-01



0 150 300  
Feet

## CERTIFICATION

I hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Mayor and Council of the TOWN OF GILBERT, Arizona, at a meeting held on August 1, 2013, that the vote thereon was \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and that the Mayor and \_\_\_\_\_ Council members were present thereat.

\_\_\_\_\_  
Catherine A. Templeton, CMC, Town Clerk  
TOWN OF GILBERT, Arizona

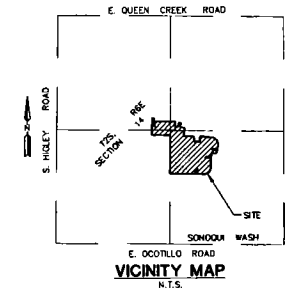
I, CATHERINE A. TEMPLETON, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF RESOLUTION NO. \_\_\_\_\_, ADOPTED BY THE TOWN OF GILBERT COMMON COUNCIL ON THE 1<sup>ST</sup> DAY OF AUGUST, 2013, WAS POSTED IN FOUR PLACES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

\_\_\_\_\_  
Catherine A. Templeton, CMC, Town Clerk

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
BELEN PURCELL  
20120792869 09/04/2012 10:18  
BOOK 1123 PAGE 1  
ELECTRONIC RECORDING

Gilbert1217-5-1-1-M-  
chagolla.j

FINAL PLAT  
OF  
THE BRIDGES EAST - PARCEL 3-6  
GILBERT, ARIZONA  
A PLANNED AREA DEVELOPMENT  
THIS PLAT BEING A PORTION OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



BASIS OF BEARING

BASIS OF BEARING IS S00°16'16"W ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIDGES SOUTH, LP, DOES HEREBY PUBLISH THIS PLAT AS THE FINAL PLAT OF THE BRIDGES EAST - PARCEL 3-6, LOCATED IN A PORTION OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS PUBLIC UTILITY EASEMENT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREIN AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, THE BRIDGES SOUTH, LP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE ATTACHED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

DONE AT GILBERT, ARIZONA, THIS 10<sup>th</sup> DAY OF August 2012.

BY: [Signature] DATE: 8/10/12  
TITLE: Authorized Signer

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS 10<sup>th</sup> DAY OF August 2012, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Michael K. Jesberger WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING HIS NAME.

MY COMMISSION EXPIRES 6/28/15 [Signature]  
NOTARY PUBLIC

APPROVALS

APPROVED BY THE TOWN OF GILBERT, ARIZONA THIS 28<sup>th</sup> DAY OF June 2012.  
BY: [Signature] TOWN CLERK  
APPROVED BY: [Signature] DATE: 8-27-12  
TOWN OF GILBERT ENGINEER  
APPROVED BY: [Signature] DATE: 8-27-12  
PLANNING MANAGER

NOTES:

1. TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC., WITHIN THE PROJECT. PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS SHALL BE OWNED AND MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION.
2. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE TOWN OF GILBERT.
3. A 1/2" REBAR WITH CAP WILL BE SET AT EACH SUBDIVISION CORNER, RIGHT-OF-WAY CORNER, AND TRACT CORNER UNLESS SHOWN OTHERWISE HEREON.
4. ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OF ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR, 24-HOUR STORM WITHIN 36 HOURS. OWNERS OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
7. THIS DEVELOPMENT IS LOCATED WITHIN THE TOWN OF GILBERT WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.
8. ALL PROPERTIES PLATTED HEREON ARE SUBJECT TO AN ANNUAL STREET LIGHT IMPROVEMENT DISTRICT ASSESSMENT.
9. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION AND ARE TO BE REPLACED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
10. THIS SITE LIES IN SHADDED FLOOD ZONE X PER FIRM MAP NUMBER 0401SC26904, DATED SEPTEMBER 30, 2005. SHADDED ZONE X IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
11. ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 2361, AS AMENDED.
12. AREA IS 1,084,377 S.F. OR 24.8939 ACRES MORE OR LESS.

LEGEND

- ▲ SET CORNER OF THIS PLAT (PER M.A.G. DTL 120, TYPE C)
- FOUND MONUMENT AS NOTED
- SET BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD. DTL 120-1 TYPE "B"
- CURVE TABLE NUMBER
- LINE TABLE NUMBER
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- REGISTERED LAND SURVEYOR
- 33'x33' SIGHT VISIBILITY TRIANGLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- LOT/TRACT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE



VE-1  
3' HIGH VISIBILITY  
RESTRICTION (TYP)  
N.T.S.

NOTE:  
DETAIL PERTAINS TO ALL LOCAL  
TO LOCAL INTERSECTIONS

OWNER/DEVELOPER

BRIDGES SOUTH, LP  
3620 W. HAPPY VALLEY ROAD #141-246  
GLENDALE, AZ 85304

ENGINEER/SURVEYOR

HILGARTWILSON  
1661 E. CAMELBACK ROAD, STE. 275  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
FAX: (602) 325-0161

BOUNDARY CORNER NOTIFICATION

FOR THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECOGNITION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BRIDGES SOUTH, LP  
BY: [Signature]  
ITS: Authorized Signer

LAND SURVEYOR CERTIFICATION

I, MICHAEL J. SEXTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2012, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: MICHAEL J. SEXTON  
R.L.S.# 23385  
HILGARTWILSON  
1661 E. CAMELBACK ROAD, SUITE 275  
PHOENIX, ARIZONA 85016  
P: (602) 490-0535  
mserton@hilgartwilson.com

NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

COUNTY RECORDER

SHEET INDEX

FP01 COVER SHEET, VICINITY MAP, NOTES, DETAILS AND LEGEND  
FP02 KEY MAP, LOT AREA TABLE, TRACT AREA TABLE, AND LEGAL DESCRIPTION  
FP03-FP05 FINAL PLAT

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PROJ# 1127 REV#

DWG. NO. 1127

DATE: JULY 2012

SCALE: AS SHOWN

DRAWN: JBL

APPROVED: MJS

SHT. 1 OF 5

THE BRIDGES EAST - PARCEL 3-6  
RECKER ROAD & OCOTILLO ROAD  
GILBERT, ARIZONA

hilgartwilson  
ENGINEERS-PLANNERS-SURVEYORS  
1661 E. CAMELBACK ROAD, SUITE 275  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
FAX: (602) 325-0161  
www.hilgartwilson.com

FINAL PLAT

ENG 2012-00122



Gilbert1217-5-1-1-M-  
chagollaj

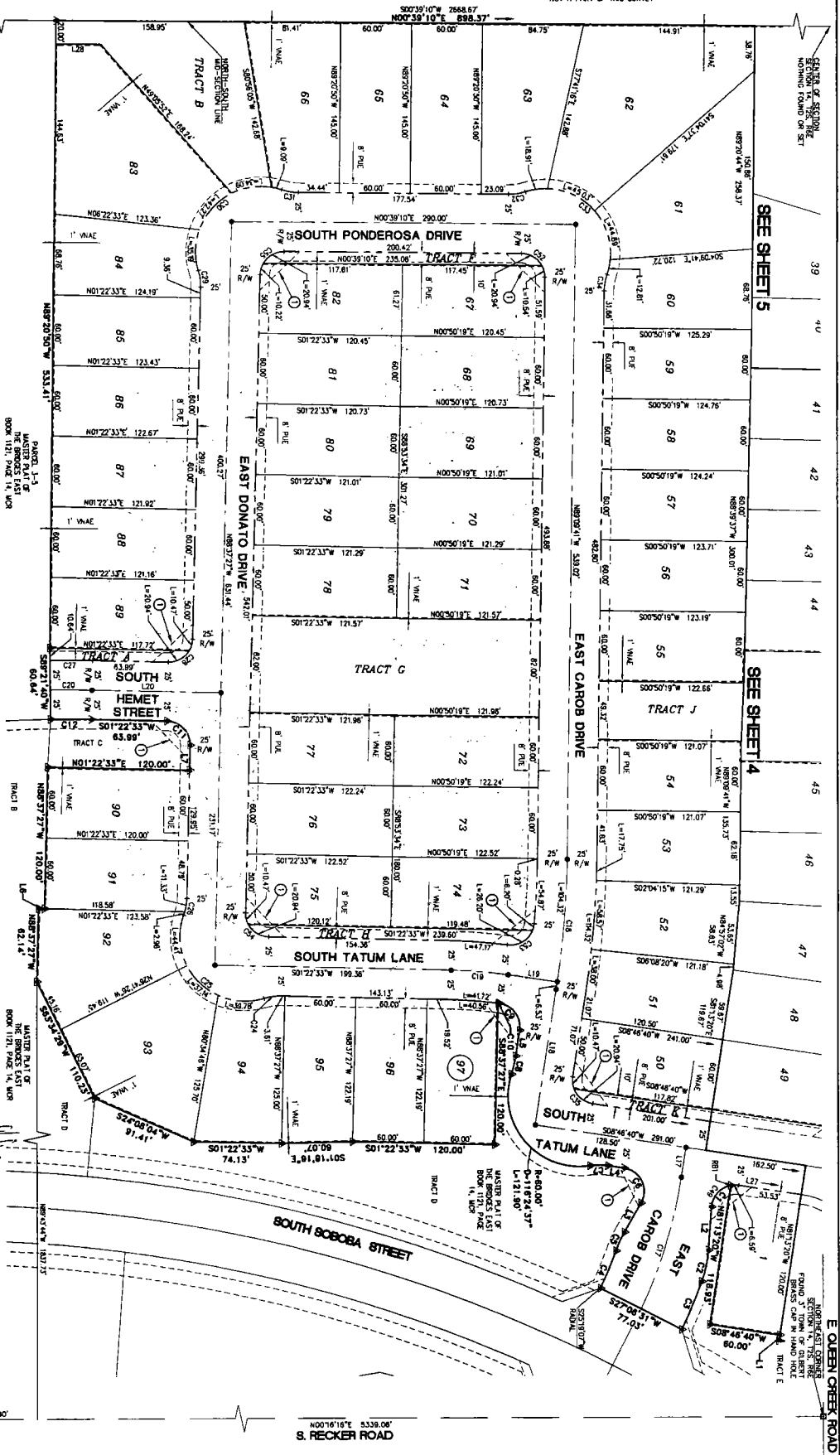
UNSUBDIVIDED LAND  
NOT A PART OF THIS SURVEY

| LINE # | DIRECTION   | LENGTH  | LINE # | DIRECTION   | LENGTH  |
|--------|-------------|---------|--------|-------------|---------|
| 11     | N81°30'00"W | 5.00'   | 120    | N07°23'33"E | 108.80' |
| 12     | S85°30'00"E | 36.71'  | 121    | S08°46'40"W | 51.27'  |
| 13     | S85°30'00"E | 28.35'  | 122    | N07°30'00"E | 38.50'  |
| 14     | S85°40'00"W | 11.37'  | 123    | N07°30'00"E | 22.00'  |
| 15     | N07°30'00"E | 22.00'  | 124    | N07°30'00"E | 30.00'  |
| 16     | N07°30'00"E | 30.00'  | 125    | N07°30'00"E | 31.46'  |
| 17     | N07°30'00"E | 25.52'  | 126    | N07°30'00"E | 31.42'  |
| 18     | S01°22'33"E | 116.67' | 127    | N07°30'00"E | 31.42'  |
| 19     | N07°30'00"E | 41.87'  | 128    | N07°30'00"E | 31.42'  |

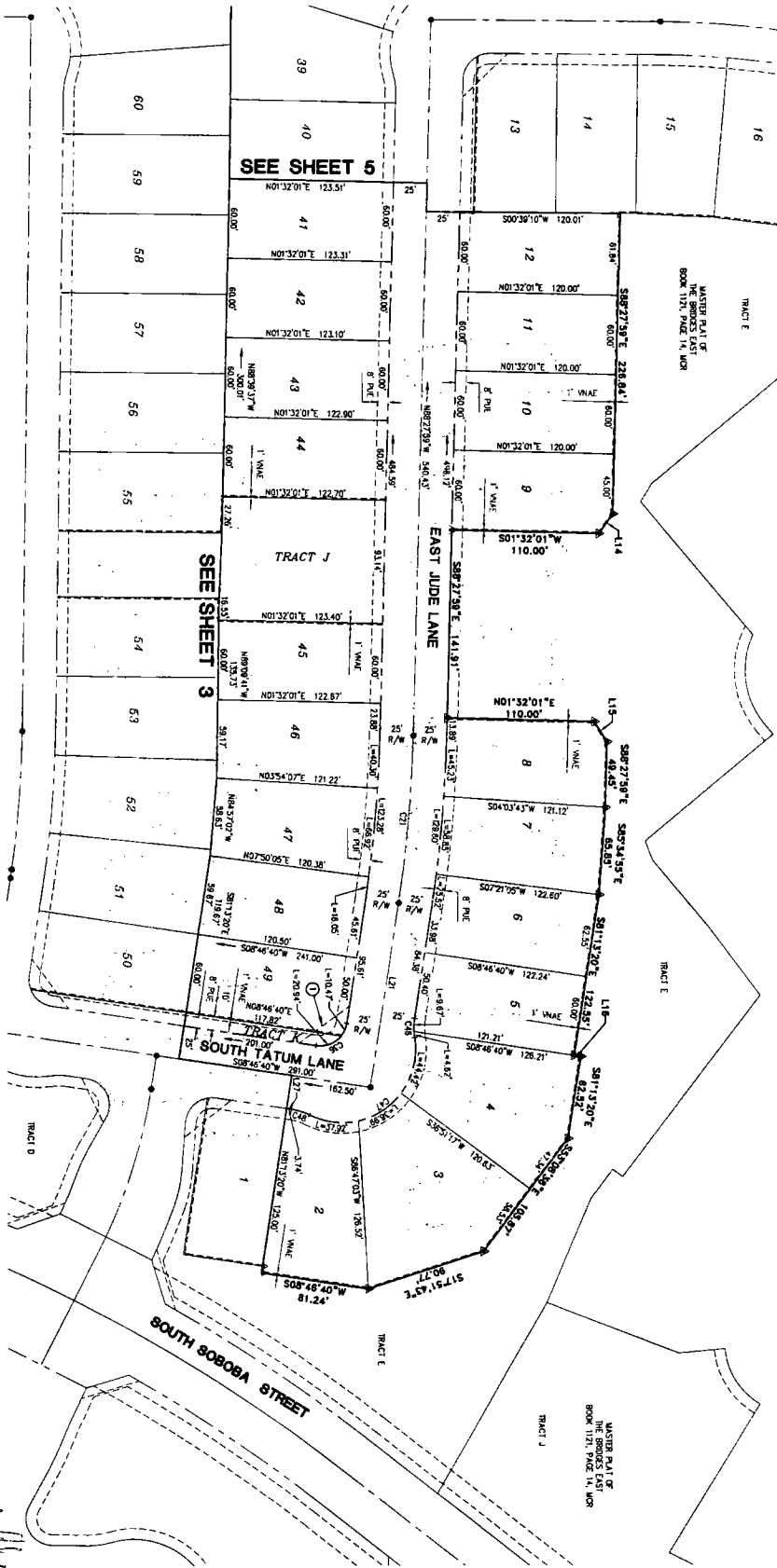
| LINE # | DIRECTION   | LENGTH | LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|--------|-------------|--------|
| 1      | N07°30'00"E | 31.42' | 129    | N07°30'00"E | 31.42' |
| 2      | N07°30'00"E | 31.42' | 130    | N07°30'00"E | 31.42' |
| 3      | N07°30'00"E | 31.42' | 131    | N07°30'00"E | 31.42' |
| 4      | N07°30'00"E | 31.42' | 132    | N07°30'00"E | 31.42' |
| 5      | N07°30'00"E | 31.42' | 133    | N07°30'00"E | 31.42' |
| 6      | N07°30'00"E | 31.42' | 134    | N07°30'00"E | 31.42' |
| 7      | N07°30'00"E | 31.42' | 135    | N07°30'00"E | 31.42' |
| 8      | N07°30'00"E | 31.42' | 136    | N07°30'00"E | 31.42' |
| 9      | N07°30'00"E | 31.42' | 137    | N07°30'00"E | 31.42' |
| 10     | N07°30'00"E | 31.42' | 138    | N07°30'00"E | 31.42' |

| LINE # | DIRECTION   | LENGTH | LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|--------|-------------|--------|
| 1      | N07°30'00"E | 31.42' | 129    | N07°30'00"E | 31.42' |
| 2      | N07°30'00"E | 31.42' | 130    | N07°30'00"E | 31.42' |
| 3      | N07°30'00"E | 31.42' | 131    | N07°30'00"E | 31.42' |
| 4      | N07°30'00"E | 31.42' | 132    | N07°30'00"E | 31.42' |
| 5      | N07°30'00"E | 31.42' | 133    | N07°30'00"E | 31.42' |
| 6      | N07°30'00"E | 31.42' | 134    | N07°30'00"E | 31.42' |
| 7      | N07°30'00"E | 31.42' | 135    | N07°30'00"E | 31.42' |
| 8      | N07°30'00"E | 31.42' | 136    | N07°30'00"E | 31.42' |
| 9      | N07°30'00"E | 31.42' | 137    | N07°30'00"E | 31.42' |
| 10     | N07°30'00"E | 31.42' | 138    | N07°30'00"E | 31.42' |

| LINE # | DIRECTION   | LENGTH | LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|--------|-------------|--------|
| 1      | N07°30'00"E | 31.42' | 129    | N07°30'00"E | 31.42' |
| 2      | N07°30'00"E | 31.42' | 130    | N07°30'00"E | 31.42' |
| 3      | N07°30'00"E | 31.42' | 131    | N07°30'00"E | 31.42' |
| 4      | N07°30'00"E | 31.42' | 132    | N07°30'00"E | 31.42' |
| 5      | N07°30'00"E | 31.42' | 133    | N07°30'00"E | 31.42' |
| 6      | N07°30'00"E | 31.42' | 134    | N07°30'00"E | 31.42' |
| 7      | N07°30'00"E | 31.42' | 135    | N07°30'00"E | 31.42' |
| 8      | N07°30'00"E | 31.42' | 136    | N07°30'00"E | 31.42' |
| 9      | N07°30'00"E | 31.42' | 137    | N07°30'00"E | 31.42' |
| 10     | N07°30'00"E | 31.42' | 138    | N07°30'00"E | 31.42' |

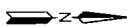
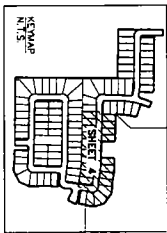


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MARICOPA COUNTY RECORDER  
RELAN PUNCELL  
2012072669 09/04/2012 10:18  
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Chap01103



| LINE # | DIRECTION   | LENGTH  |
|--------|-------------|---------|
| 114    | S54°46'35"E | 18.05'  |
| 115    | N47°26'37"E | 18.05'  |
| 116    | N08°46'05"E | 5.00'   |
| 121    | S81°32'01"E | 140.61' |

| CORNER # | RADIUS   | DELTA      | LENGTH  |
|----------|----------|------------|---------|
| C21      | 1000.00' | 77°13'39"  | 128.14' |
| C26      | 20.00'   | 90°00'00"  | 31.42'  |
| C46      | 45.00'   | 187°14'42" | 14.28'  |
| C47      | 55.00'   | 128°23'23" | 121.13' |
| C48      | 45.00'   | 187°14'42" | 14.28'  |

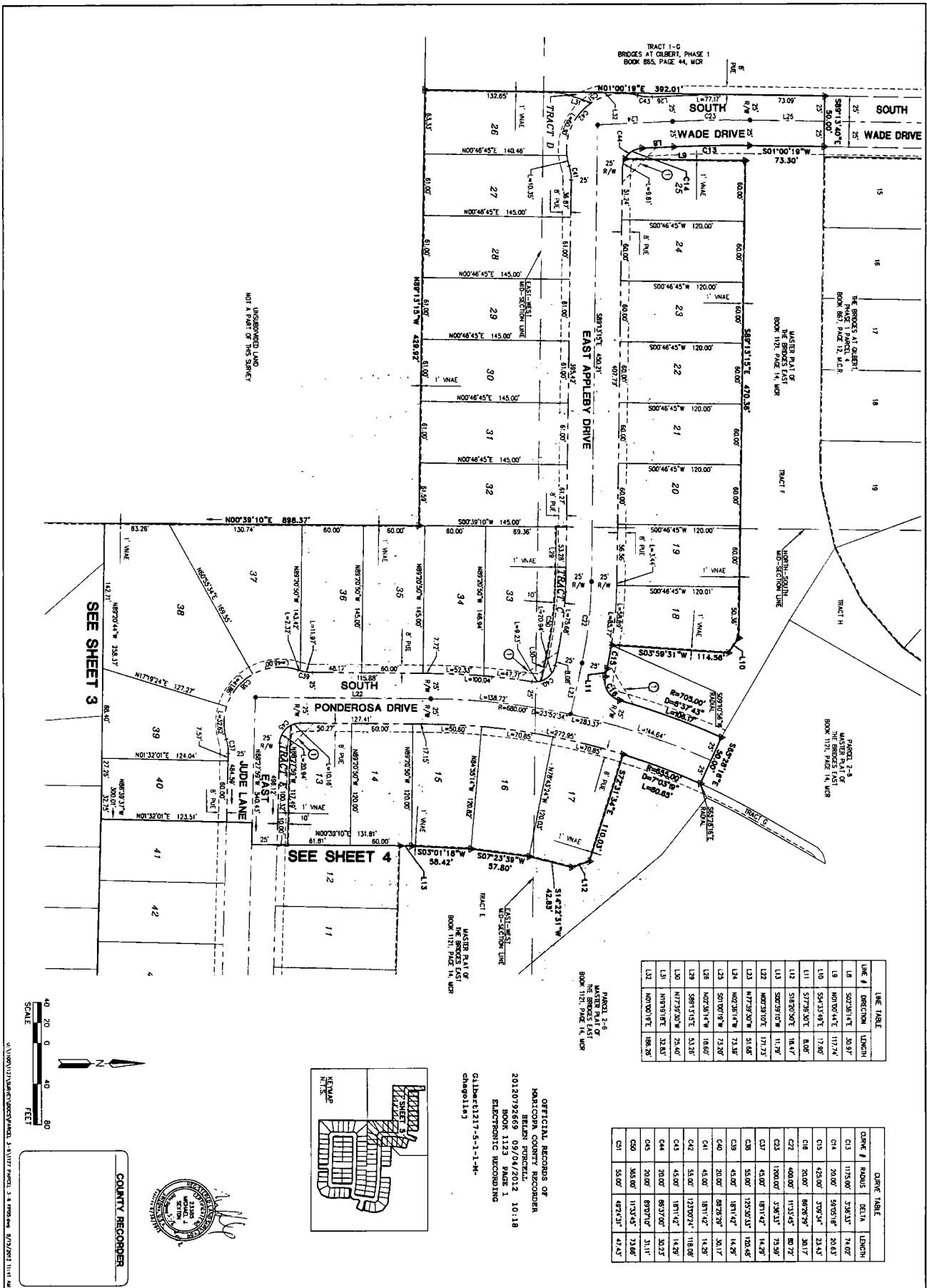


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|-------------|-----------------|----------------|
| DWG. NO.    | PROJ#           | REV.           |
| FP04        | 1127            |                |
| SHT. 4 OF 5 | DATE: JULY 2012 |                |
|             | SCALE: AS SHOWN |                |
|             | DRAWN: JOL      |                |
|             | APPROVED: MJS   | ENG 2012-00122 |

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LINE TABLE

| LINE # | DIRECTION   | LENGTH |
|--------|-------------|--------|
| 1A     | S07°36'14"E | 30.97  |
| 1B     | N07°00'44"E | 117.74 |
| 1C     | S04°31'49"E | 17.60  |
| 1D     | S77°36'30"E | 8.00   |
| 1E     | S16°30'07"E | 18.47  |
| 1F     | S02°39'10"E | 11.79  |
| 1G     | N07°35'30"W | 31.68  |
| 1H     | N02°35'14"W | 73.38  |
| 1I     | N02°35'14"W | 18.67  |
| 1J     | N17°35'30"W | 75.40  |
| 1K     | N17°35'30"W | 32.87  |
| 1L     | N07°00'44"E | 188.30 |

CURVE TABLE

| CURVE # | RADIUS   | DELTA     | LENGTH |
|---------|----------|-----------|--------|
| C1      | 1175.00' | 5.3633°   | 74.02' |
| C2      | 70.00'   | 59.0518°  | 20.63' |
| C3      | 42.50'   | 37.9344°  | 23.43' |
| C4      | 20.00'   | 88.7879°  | 38.17' |
| C5      | 400.00'  | 11.5345°  | 80.72' |
| C6      | 1700.00' | 3.3633°   | 73.59' |
| C7      | 43.00'   | 187.142°  | 14.26' |
| C8      | 55.00'   | 175.3733° | 10.68' |
| C9      | 43.00'   | 187.142°  | 14.26' |
| C10     | 20.00'   | 88.7879°  | 38.17' |
| C11     | 43.00'   | 187.142°  | 14.26' |
| C12     | 55.00'   | 175.3733° | 10.68' |
| C13     | 43.00'   | 187.142°  | 14.26' |
| C14     | 20.00'   | 88.7879°  | 38.17' |
| C15     | 43.00'   | 187.142°  | 14.26' |
| C16     | 20.00'   | 88.7879°  | 38.17' |
| C17     | 55.00'   | 175.3733° | 10.68' |
| C18     | 43.00'   | 187.142°  | 14.26' |

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